

\$398,000 - 1103, 9803 24 Street Sw, Calgary

MLS® #A2105923

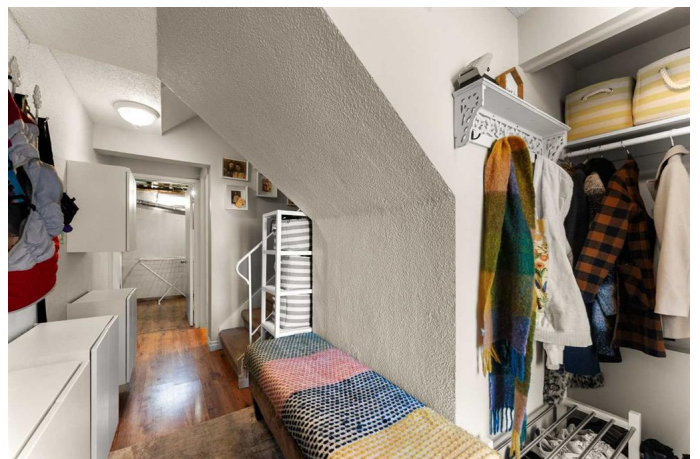
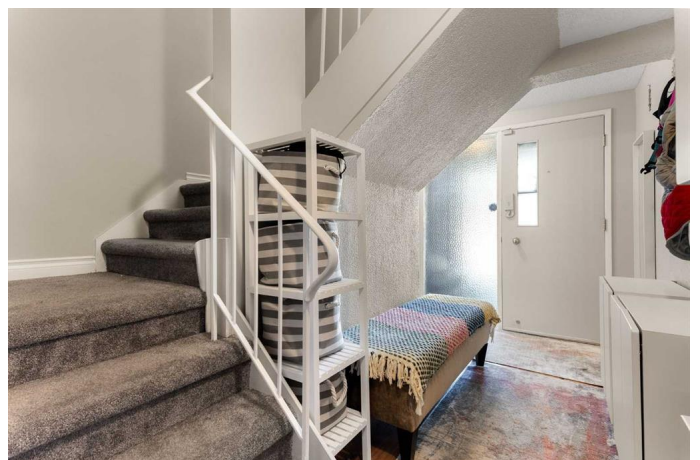
\$398,000

3 Bedroom, 2.00 Bathroom, 1,539 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Welcome to Oakridge Gardens, a rare gem where townhouses are seldom available, a true testament to the community's allure. This 3-bedroom, 1.5-bathroom townhouse, offers a unique blend of style, functionality, and pet-friendly features, making it the perfect retreat for you and your furry companions. Step inside to be greeted by a spacious entryway and mudroom, providing seamless access from both the front door and attached garage—enhancing convenience and practicality. A powder room, laundry facilities, and ample storage further enhance the functionality of this lower level. The main floor unveils a bright and airy living room and dining area adorned with gleaming hardwood floors, drenched in natural light streaming through the sliders that lead out to your private backyard oasis, perfect for pets to roam and play freely. The kitchen has some recent updates and offers plentiful storage, a pantry, and even a balcony, providing a tranquil outdoor space to enjoy your morning coffee. Adjacent to the kitchen, the "pet room" with full-height storage serves as the perfect spot for all your pet supplies, doubling as a home office, den, or additional dining area. Ascend upstairs to find a spacious landing and three generously sized bedrooms, each featuring new carpeting and ample space, especially in the primary bedroom, ideal for accommodating a king-sized bed. The main bath has been tastefully updated, featuring a sparkling tub/shower combo. Your comfort extends to



the convenience of your own garage, providing sheltered parking away from the elements. Step outside to the enchanting back garden, a sanctuary of tranquility and privacy. Beyond the gate lies a community walking path, with the City's Bike/Pathways just a mere half-block away, offering boundless opportunities for leisurely strolls with your furry companions and outdoor recreation. This meticulously cared-for home boasts numerous updates, including fresh paint in the primary bedroom and enhancements such as a newer furnace and hot water system. Replaced windows ensure enhanced quietness and energy efficiency, fostering a cozy and inviting ambiance throughout. In this pet-friendly community, convenience is paramount, with an array of amenities at your fingertips. From nearby off-leash parks and community walking trails to the proximity of South Glenmore Park, every aspect of your lifestyle is catered to. Plus, with easy access to transportation routes, both you and your furry companions can fully immerse yourselves in the best that Calgary has to offer. Welcome to Oakridge Gardens, where comfort, convenience, and pet-friendly living harmoniously converge.

Built in 1969

Essential Information

MLS® #	A2105923
Price	\$398,000
Sold Price	\$436,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,539
Acres	0.00
Year Built	1969

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1103, 9803 24 Street Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1S5

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Pantry, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Level, Private
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 25th, 2024
Days on Market	10
Zoning	M-CG d44

HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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